

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	MEAD MATTHEW ALAN				
Owner 2:	HANLEY MARIAN PAIGE				
Owner 3:					
Street 1:	41 CRESCENT HILL AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	SCHILLING THAD F/JULIA B -		
Owner 2:	-		
Street 1:	41 CRESCENT HILL AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1898, having primarily Asbestos Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000		
Total AC/HA: 0.11478				Total SF/SM: 5000		Parcel LUC: 101		One Family			Prime NB Desc:		ARLINGTON							Total:	399,000	Spl Credit				Total:	399,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	389,600	800	399,000	789,400		54121
							GIS Ref
							GIS Ref
Total Card	0.115	389,600	800	399,000	789,400	Entered Lot Size	
Total Parcel	0.115	389,600	800	399,000	789,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		352.41	/Parcel: 352.4	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,800	800	5,000.	399,000	789,600	789,600	Year End Roll	12/18/2019
2019	101	FV	290,700	800	5,000.	393,300	684,800	684,800	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,000.	302,100	595,700	595,700	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,000.	285,000	578,600	578,600	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,000.	262,200	555,800	555,800	Year End	1/4/2016
2015	101	FV	277,400	0	5,000.	245,100	522,500	522,500	Year End Roll	12/11/2014
2014	101	FV	277,400	0	5,000.	225,700	503,100	503,100	Year End Roll	12/16/2013
2013	101	FV	277,400	0	5,000.	225,700	503,100	503,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
1/13/2014	Info Fm Prmt	EMK	Ellen K
11/9/2008	Meas/Inspect	163	PATRIOT
12/19/2006	MLS	MM	Mary M
8/12/2003	MLS	MM	Mary M
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	54121
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
9	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

